



Meeting Summary  
June 10, 2015

**Attendance**

Panel Members: Phyllis Cook, Chair  
Henry Alinger  
Phillips Engelke  
Peggy White

DPZ Staff: Dace Blaumanis, William Mackey, Mary Smith

**Laurel Park Station - #15-07**

Owner/Developer: MI Developments (Maryland) Inc.

Architect: Walter E. Lynch AIA, PLLC

Engineer: Robert H. Vogel, Engineering, Inc.

**1. Call to Order** – DAP Chair Phyllis Cook opened the meeting at approximately 7:34 pm, calling for introductions of the Panel, staff and Project team.

**2. Review of Laurel Park Station - #15-07** – Walter Lynch, Architect, gave an update of the project since 2009 when the Panel reviewed the conceptual plans. Since then Mr. Lynch said he has been working with the Maryland Departments of Transportation and of the Environment, and also with the County on possible TIF financing for the train station. He listed changes since 2009: the owner sold land to the County for a pump station, now under construction, between the north- and south-bound Routes 1; the owner bought land with Route 1 frontage at the main entrance to the development; the site design changed along the western boundary because of wetlands; and the side design changed along the northern boundary because of an industrial warehouse, now being developed, on adjacent TOD land. Mr. Lynch said the overall concept is the same for the development's Main Street, train station and plaza in the center of the project. The residential units are a mix of for-sale, rental and two-over-two units. He showed boards with colored renderings of the residential buildings. Mr. Lynch said he will return to the DAP when more plans are ready.

**Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director, Department of Planning and Zoning.**

DAP member Rob Hollis offered the following motions:

1. "That the Applicants consider a more significant architectural statement at the opposite end of the train station cross axis." Seconded by P. Cook

Vote: 4-0 to approve.

2. "That the Applicants reinforce the connections to the Main Street axis into the for-sale residential areas with cross axes." Seconded by H. Alinger

Vote: 4-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

3. "That the Applicants continue to develop the amenity spaces as far as programming, not only at the entrance and the wooded area but also throughout the development." Seconded by R. Hollis

Vote: 4-0 to approve.

DAP member Henry Alinger offered the following motion:

4. "That the Applicants focus on providing attention and architectural detail to all the residential units so that they carry through the character that is being developed on Main Street." Seconded by P. Cook

Vote: 4-0 to approve.

**3. Other Business** – The Panel members reviewed the meeting calendar for July-December, 2015, as presented by staff, with proposed changes for September, November and December.

Vote: 4-0 to approve.

**4. Call to Adjourn** – Chair Phyllis Cook adjourned the meeting at 8:20 pm.